

Loan Modification Agreement Schedule A

Name of Borrower(s):
Gloria Magdalena Walfield

Loan Number: 40309

DESCRIPTION OF TOTAL AMOUNT DUE	TOTAL DUE
Current Principal Balance (includes negative amortization)	\$166,931.16
Plus Delinquent Interest through 03/31/2010:	\$12,206.87
Plus Advances Made for Attorneys' Fees/Costs/Inspections	\$240.10
Plus Escrow (tax and insurance) Shortage (including escrow advances if applicable)	\$3,699.20
Plus Other Accrued and Unpaid Fees	\$1,254.00
Less Suspense Balance (funds held that will reduce amount owed)	\$0.00
Total Amount to be Capitalized (added to the current principal balance)	\$17,400.17
New Principal Balance	\$184,331.33

Monthly Escrow Payment (for Taxes and Insurance)*	\$490.33
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* Includes estimated amount for the monthly escrow payment (which is subject to change).

Loan #003.

LOAN MODIFICATION AGREEMENT

(Providing for Freeze Step Interest Rate)

This Loan Modification Agreement ("Agreement"), made this 1st day of March, 2010 (the "Effective Date"), between Gloria Magdalena Walfield (collectively "Borrower") and American Home Mortgage Servicing, Inc. as Servicer ("Loan Servicer"), modifies (1) the mortgage, deed of trust, or security deed (the "Security Instrument") dated January 31, 2006, and (2) the promissory note (the "Note"), bearing the same date as, and secured by, the Security Instrument (Borrower's obligation under the Note, Security Instrument and this Agreement hereinafter referred to as the "Loan"), which covers the real and personal property located at _____ & ve. Somersworth, NH 03878.

(Property Address)

more fully described in the Security Instrument and defined therein as the "Property." All capitalized terms in this Agreement shall have the same meanings as set forth in the Note and Security Instrument, unless defined in this Agreement; all schedules and exhibits attached to this Agreement are incorporated into and made part of this Agreement; and all references to this Agreement include the schedules and exhibits.

In consideration of the mutual promises and agreements exchanged, Loan Servicer and Borrower hereto agree that the Note and Security Instrument shall be modified hereby as follows:

- As of May 1, 2010, the amount payable under the Note and the Security Instrument (the "New Principal Balance") is U.S. \$184,331.33, consisting of the unpaid amount(s) loaned to Borrower by Lender plus any accrued and unpaid interest and other amounts capitalized as set forth in Schedule "A," attached hereto and made a part hereof.
- Borrower promises to pay the New Principal Balance, plus interest, to the order of Loan Servicer. The interest rate and monthly payment on Borrower's Note, and the applicable interest change dates and payment due dates, are modified as follows:

Year	New Interest Rate	Interest Rate Change Date	New Monthly Payment Due Date	New Payment Amount	Number of Payments
2010	3.500%	04/01/2010	05/01/2010	\$904.21*	36
2013	4.500%	04/01/2013	05/01/2013	\$996.46*	12
2014	5.000%	04/01/2014	05/01/2014	\$1,042.71*	262

*plus any amount due for taxes and insurance, if applicable (see Schedule A).

The payment due for May 1, 2010 must be made in a lump sum upon execution of this Agreement (the "Modification Start Payment"). After the Modification Start Payment is made, the next payment will be due on the same day of the month immediately following the month in which the Modification Start Payment is due. **AS MORE PARTICULARLY SET FORTH IN PARAGRAPH 7, THIS AGREEMENT SHALL BE VOID AND NOT TAKE EFFECT UNLESS THE MODIFICATION ON START PAYMENT IN THE FORM OF A CASHIER'S CHECK OR CERTIFIED FUNDS, AND THIS AGREEMENT, ARE RECEIVED ON OR BEFORE MARCH 31, 2010.**



March 11, 2010

Gloria Magdalena Walfield

Somersworth, NH 03878

Re: Loan No. 00309

***** * TIME SENSITIVE - REQUIRES IMMEDIATE
ATTENTION! ******

American Home Mortgage Servicing (AHMSI) knows that these are difficult times and we are here to help you. Our records show that your account is delinquent or perhaps already in foreclosure. We have developed a special program that will ease your payment burden over the next few years and will assist you in keeping your home through this difficult period. Please read the following information carefully and respond to us as quickly as possible. This is a limited time offer and requires your immediate attention.

Dear Gloria Magdalena Walfield :

As you are aware, the above referenced loan is seriously delinquent and may be in foreclosure. Because we do not want you to lose your home, we are pleased to advise that you are eligible for a permanent loan modification that will allow us to lower your loan payment, suspend your loan from foreclosure (if any), bring your loan current and stop the principal balance from increasing.

We will modify the terms of your loan documents in accordance with the following:

- 1) The amount of your arrearage (which includes but is not limited to accrued and unpaid interest and advances made by us for your tax and insurance payments, attorneys' fees and costs, property inspections, etc.) will be added to your loan balance,
- 2) Your monthly payments of principal and interest will be calculated at a fixed rate of 3.500% for a period of 3 years, effective April 1, 2010, and effective April 1, 2013, your interest rate will increase 1% each year until it reaches the maximum interest rate of 5.000%, which will be your interest rate for the remaining term of your loan.
- 3) Any payment options available under your note will no longer be effective.